

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: CB

Application No:	3/2010/0760/P
Development Proposed:	Proposed extensions to provide a music room to the SW side and rear elevation, extended kitchen and dining room to the rear elevation and external storage to the NE side elevation at 7 Dale view, Billington, Clitheroe, BB7 9LL.

CONSULTATIONS: Parish/Town Council

Billington and Langho Parish Council has no objections to this proposal.

CONSULTATIONS: Highway/Water Authority/Other Bodies

N/A

CONSULTATIONS: Additional Representations.

No representations have been received, although a phone call was received from the neighbour at no.6 Dale View who was concerned about the close proximity of the window in the music room to their conservatory extension.

RELEVANT POLICIES:

Policy G1 – Development Control
Policy H10 - Residential Extensions.
Policy SPG – “Extensions and Alterations to Dwellings”

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

The application relates to detached property on the Dale View estate which is located on the north side of Whalley Road, Billington.

The property has a detached garage located to the south west of the property which would be demolished to make room for the extensions proposed. Planning permission is sought to extend the property at the rear to create extended lounge and kitchen areas and also to extend on the south east side of the property (in place of the garage to be demolished) to create a music room and storage room and on the north west elevation to create a storage area.

The proposed single storey rear extension has maximum dimensions of approximately 1.125m x 6.58m x 3.5m which is just below the first floor windows. The side extension for storage will have a sloping roof and have approximate dimensions of 7.9m x 1.35m x 3.2m. The extension proposed in place of the garage will have maximum dimensions of 7.39m x 3.8m x 4.15m in height. The extension would have a south-west facing gable.

In terms of visual impact the scale, size and design of the proposals are acceptable and would be in keeping with the existing property. The materials of a tile roof with brick walls will match those of the existing property and the proposed side extension would not have a detrimental impact on the visual amenities of the streetscene.

With regards to potential impact on neighbouring properties, the side and rear extension would be within 10m of the neighbours conservatory. This along with the difference in land levels (no. 6 is much higher up) and the low fencing that exists, direct overlooking would occur from the window which was proposed in the rear elevation of the music room. The

applicants/ agent have, in the interests of their neighbours, agreed to delete this window from the scheme, as shown in the amended plan, dated the 10 November 2010.

Therefore, taking the above comments into consideration I recommend the application accordingly.

SUMMARY OF REASONS FOR APPROVAL:

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

RECOMMENDATION: That conditional planning permission be granted.